

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 21 FEBRUARY 2023, 5.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

**PRESENT:**

- **The Mayor:**  
Councillor J Garvey
- **Deputy Mayor:**  
Councillor C R Perkin
- Councillor J T Jones
- Councillor D J Hawley
- Councillor A Lawton
- Councillor W Rogers
- Councillor J Salt
- Councillor G Swift
- Councillor N R Yates

**IN ATTENDANCE:**

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman – Compliance and Governance Officer
- Mrs Angela Williams – Administrator Officer
- Councillor Harper

**62. APOLOGIES**

Apologies were recorded for:

- Councillor G S Adams (Absent)
- Councillor J Davies
- Councillor J P Redfern (Absent)
- Councillor S Rushton (Absent)
- Councillor A J McLoughlin
- Councillor K J Jackson

**63. DECLARATIONS OF INTEREST**

- a) **Disclosable Pecuniary Interests and Dispensations:** None.
- b) **Other Interests:** All attendees knew the applicant in SMD/2023/0038.

**64. MINUTES**

Minutes from the Planning Committee meeting held on 17 January 2023 were approved.

**65. STANDING AGENDA ITEM: TO CONSIDER ANY PROPOSED SITES FOR LOCAL LISTING**

Councillor Yates requested the Newpool Road bridge should be considered.

Councillor Harper questioned whether the land by Baileys Bank Castle is listed if so, could there be a plaque in place. There was a discussion around a possible Roman road in Biddulph.

The Chief Officer will look into all of the above.

**66. TO RECEIVE A VERBAL UPDATE ON PROGRESS WITH THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER**

The Chief Officer reported that there is a new officer at Staffordshire Moorlands District Council who is keen to move forward. The Chief Officer noted that it is unlikely that the District Council will meet the March deadline for this to be part of the May elections, as a report will need to be submitted to the Cabinet.

*Jill Salt entered the meeting 5.40pm*

There was a discussion around in-fill sites and the restrictions around this.

The Chief Officer noted that there were six sticky points:

**Overview/Para. 64:** The change of date is a recommendation and not an issue in terms of general conformity.

**Policy NE1:** Previous feedback from examiners has indicated that neighbourhood plans should not seek to apply Local Plan policies (which already have statutory force).

**Policy NE3:** This applies to LGS 25 and LGS 57 (not 27). The spaces meet NPPF criteria and do not compromise housing capacity.

**Policy HOU1:** Provision of affordable housing within the Neighbourhood Area should be feasible, so slightly stronger wording should be used (exceptional circumstances).

**Policy HOU2:** The interpretation could be expanded to make clear that the policy would not allow extension of the end of built frontages into the countryside.

**Policy INF1:** Policy can't set submission requirements (previous examiner feedback). But the interpretation could refer to the submission requirement of the local planning authority.

Discussion was ongoing in relation to how to deal with these issues.

## **67. NEW PLANNING APPLICATIONS**

Councillor Hawley gave a summary of each application prior to further discussion.

<b>APPLICATION NUMBER</b>	SMD/2022/0609
<b>LOCATION</b>	101 Congleton Road Biddulph
<b>PROPOSED DEVELOPMENT</b>	Proposed driveway and access alterations including new dropped kerb from highway

Approved subject to no adverse comments from County Highways.

<b>APPLICATION NUMBER</b>	SMD/2023/0006
<b>LOCATION</b>	11 Under The Hill Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	SITING OF 1200L OIL STORAGE TANK FORWARD OF THE PRINCIPLE ELEVATION (RETROSPECTIVE)

Recommended approval subject to building regulation requirements.

<b>APPLICATION NUMBER</b>	SMD/2023/0042
<b>LOCATION</b>	161 Park Lane Knypersley
<b>PROPOSED DEVELOPMENT</b>	Rear extension, internal alterations, and air source heat pump

Recommended approval subject to not affecting the size of the original building and no neighbours valid planning concerns.

*Councillor Swift left the meeting at 5.58pm.*

<b>APPLICATION NUMBER</b>	SMD/2023/0041
<b>LOCATION</b>	161 Park Lane Knypersley
<b>PROPOSED DEVELOPMENT</b>	Proposed level changes and concrete base, and driveway works

Recommend approval subject to no County Highways concerns, the inclusion of sustainable drainage and no neighbours valid planning concerns.

*Councillor Rogers left the meeting at 6pm.*

<b>APPLICATION NUMBER</b>	SMD/2023/0038
<b>LOCATION</b>	16 Conway Road Knypersley
<b>PROPOSED DEVELOPMENT</b>	Two storey side extension to include garage, utility and garden room on the ground floor and a guest bedroom on the first floor. Demolition of the existing garage. Alterations to the dropped kerb and driveway.

Biddulph Town Council declined to comment on this application due Councillor knowledge of the applicant.

<b>APPLICATION NUMBER</b>	SMD/2023/0058
<b>LOCATION</b>	43 Well Street Biddulph
<b>PROPOSED DEVELOPMENT</b>	Proposed Conversion of existing garage to garden room, with future possibility of conversion to a ground floor bedroom

Recommend approval.

<b>APPLICATION NUMBER</b>	SMD/2023/0056
<b>LOCATION</b>	28 Mow Lane Gillow Heath
<b>PROPOSED DEVELOPMENT</b>	Erection of replacement dwelling

Recommend approval subject to no valid neighbour planning concerns.

<b>APPLICATION NUMBER</b>	SMD/2022/0041
<b>LOCATION</b>	Smithy Farm Dial Lane Congleton
<b>PROPOSED DEVELOPMENT</b>	Change of use of redundant farm outbuilding to ancillary residential living accommodation

Recommend approval subject to remedial work being undertaken and green belt not compromised.

## **68. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED**

None.

## **69. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

The following notices and decisions were received:

<b>Application number</b>	<b>Address</b>	<b>Description</b>	<b>BTC response</b>	<b>SMDC decision</b>
SMD/2022/0289	54 Mill Hayes Road, Knypersley, ST8 7BU	Additional dormers to front and rear of property	Councillor Perkin moved to recommend approval, subject to any valid neighbour planning concerns, seconded by Councillor Rogers. Voted in favour.	Planning Permission - Approved 02/12/2022
SMD/2022/0288	114 Park Lane, Knypersley ST8 7BQ	Rear extension to bungalow	It was agreed to recommend approval, subject to any valid neighbour planning concerns and possible overdevelopment.	Planning Permission - Approved 18/11/2022

<b>Application number</b>	<b>Address</b>	<b>Description</b>	<b>BTC response</b>	<b>SMDC decision</b>
SMD/2022/0243	246A Tree Tops, Park Lane, Knypersley	Proposed single storey rear extension	Approval was recommended, subject to any valid neighbour planning concerns.	Planning Permission - Refused 02/12/2022
SMD/2022/0454	Mitras Composites Uk Ltd, New Street, Biddulph Moor, Staffordshire, ST8 7NL	Removal of trees and forming new private access drive to dwelling. Closing off existing access via industrial yard.	Recommended refusal until tree protection orders had been investigated and new plans produced and submitted	Planning Permission - Refused 09/11/2022
SMD/2022/0296	25, Castle View, Biddulph, Staffordshire, ST8 6LF	Proposed 2 storey side extension	Approval was recommended, subject to any valid neighbour planning concerns	Planning Permission - Approved - 2/12/22
SMD/2022/0461	Cloud Park Farm, Dial lane, Congleton	conversion of single two storey dwellings to two storey dwellings and associated garden and parking amenity	It was agreed to recommend approval, subject to non-contravention of the green belt.	Planning Permission - Approved 04/11/2022
SMD/2022/0473	10 Mow lane Gillow Heath	Single storey side extension to form garage	Approval was recommended, subject to any valid neighbour planning concerns.	Planning Permission - Approved 07/11/2022

Application number	Address	Description	BTC response	SMDC decision
SMD/2022/0558	27-29 Congleton Road Biddulph	Application for Removal or Variation of a Condition 3 following Grant of 05/00339/FUL	Recommended refusal. The need for this type of accommodation is still very relevant for the residents of Biddulph. Anecdotally, the current owner of the property has served eviction notices on long-standing tenants and did not experience issues in letting these units, meaning there continues to be demand.	Planning Permission - Approved - 6/12/2022
DET/2022/0040	Wragg Hall Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ	change of use of an existing agricultural building into a single dwelling with associated building operations	The Town Council request that a full planning application is completed.	Prior Approval Granted. 13/1/2023
DET/2022/0042	Higher Whitemore Farm Congleton road Biddulph	Application to determine if prior approval is required for a proposed change of Use of Agricultural Building to Dwelling houses	The Town Council request that a full planning application is completed.	Prior Approval Refused. 5/1/23

<b>Application number</b>	<b>Address</b>	<b>Description</b>	<b>BTC response</b>	<b>SMDC decision</b>
SMD/2022/0576	Land At, Congleton Road, Biddulph, Staffordshire,	Outline Planning Permission with all matters reserved for a four-bedroom, two storey dwelling, on land associated with No.100 Congleton Road, Biddulph	Recommend Approval subject to report recommendations being applied and conditions in SMD/2019/0319 being carried over	Planning Permission - Approval. 6/1/23
SMD/2022/0566	205, Park Lane, Knypersley, Staffordshire, ST8 7NR	Erection of steel framed livestock and general-purpose agricultural building	Recommend Approval	Planning Permission - Approval. 17/1/23
SMD/2022/0547	Hillside Cottage, Over The Hill, Biddulph Moor, Staffordshire, ST8 7LA	2 Storey Side Extension & Balcony	Recommend Approval subject to no neighbours valid planning concerns	Planning Permission - Refused. 20/1/23

SMD/2022/0588 was discussed, Councillor Hawley explained that under the current legislation, the condition could not remain in place.

It has been logged with enforcement officers that changes have been made to the inside, which may be a potential change of use.



**70. APPEAL(S)**

None.

The meeting ended at 6.20pm.

Signed.....Date.....